

## CEDAR SHORES INDUSTRIAL PARK

Background: The lot in question is Block A Lot 5 (portion of parcel 3138-001-005). Plat can be found at Book U Page 51 (<\\mcbcc1\shared\Dept Planning\Property Mgmt Plat Maps\Drawer U>). Original plat had Block A Lots 1-12 and Block B Lots 1-15.

The County has DRC files for: Block A Lots 1-2, 6-12; and Block B Lots 1-3, 5-9, 12-13, 15.

Undeveloped lots: Block A Lots 3 & 4 used for professional dog training (has pavilion, toilet, shed, driveway, fencing); Block B Lot 14

The County has Building Permit/Zoning files for: Block A Lot 5

Missing plans for: Block B Lots 4, 10, & 11

[LEGEND: DR### → Archive Box Number; Online → ePlans]

### **CONDENSED HISTORICAL DEVELOPMENT TIMELINE**

|      |   |
|------|---|
| 1981 | <ul style="list-style-type: none"><li>•BCC approved runoff from STREET to be directed to County DRA (now FDOT)</li><li>•Subdivision Plat recorded</li><li>•Improvement plan approved with grass swale in 20' DROW</li></ul> |
| 1982 | <ul style="list-style-type: none"><li>•Block B Lot 11 &amp; 13 develop</li></ul>  |
| 1983 | <ul style="list-style-type: none"><li>•Block A Lots 7 &amp; 8 develop - grass swale still shown in 20' DROW</li><li>•Block B Lots 7, 8, &amp; 15 develop</li></ul>  |
| 1984 | <ul style="list-style-type: none"><li>•Block A Lot 9 develops</li><li>•Block B Lot 9 develops</li></ul>   |
| 1985 | <ul style="list-style-type: none"><li>•Block A Lot 10 develops</li></ul>  |
| 1986 | <ul style="list-style-type: none"><li>•Block B Lots 5 &amp; 6 develop - still shows grassed swale in 20' DROW</li></ul>   |
| 1987 | <ul style="list-style-type: none"><li>•BCC accepts roads and drainage for County maintenance</li></ul>  |
| 1990 | <ul style="list-style-type: none"><li>•Block B Lots 4 &amp; 10 develop</li></ul>  |
| 1994 | <ul style="list-style-type: none"><li>•Block B Lots 1-3 develop</li></ul>   |
| 1995 | <ul style="list-style-type: none"><li>•Block B Lot 8 develops</li></ul>   |
| 1996 | <ul style="list-style-type: none"><li>•Block A Lot 2 develops</li><li>•Block A Lot 5 develops - grass swale becomes piped and parking is placed within DROW - site plan approved with building permit</li></ul>             |
| 2000 | <ul style="list-style-type: none"><li>•By this time, County had deeded DRA to FDOT for SR464 - exact date unknown</li><li>•Block A Lot 6 develops</li></ul>   |
| 2001 | <ul style="list-style-type: none"><li>•Block A Lots 1 &amp; 2 buildout</li><li>•FDOT pond on SR464 permitted SJRWMD ERP #43406-3</li><li>•Block A Lots 11 &amp; 12 develop</li></ul>  |
| 2004 | <ul style="list-style-type: none"><li>•Block B Lots 1-3 revised - runoff now goes to FDOT pond</li></ul>  |
| 2016 | <ul style="list-style-type: none"><li>•Block B Lot 12 develops</li></ul>  |
| 2019 | <ul style="list-style-type: none"><li>•MSTU repaves road</li></ul>  |

**DETAILED HISTORICAL DEVELOPMENT TIMELINE**

**1981**

- *Cedar Shores Industrial Park – DR169*
  - Plat recorded in May 1981
  - 20' DROW between Block A Lots 5 & 6 – running east and west
  - 30' DROW along the western property lines of Block A Lots 6-11 – running north and south
  - Prior to plat approval, the Marion County Plat Committee noted the following (12/24/1980): “No on-site drainage facilities are shown and no waiver request was made by Developer. If it is the intention of the Developer to use the County WRA service C-464 the Plat Committee recommends that the BCC not permit this due to the industrial nature of the proposed development.”
  - At the BCC meeting 1/6/1981, the Board agreed “to allow storm water run-off from the street to be directed into the County water retention area on C-464 provided the project engineer certifies capacity of the same”.
  - Improvement plans show inlet on east side of SE 53<sup>rd</sup>, west side of SE 53<sup>rd</sup>, exiting through a pipe with FES into grassed swale within the 20' DROW.

**1982**

- *Lanier, Dr. G. Veterinary Clinic (nka Maricamp Animal Hospital) – DR038*
  - Block B Lot 13
- *Warehouse built on Block B Lot 11 (no permit on file with CDPlus or MCPA)*

**1983**

- *Fletcher Const. Lots 7-8, Cedar Shores Industrial Park (Charles McKeehan) – DR025*
  - Site plan shows ditch in 20' DROW.
  - Block A
  - Runoff directed to swale in 30' DROW to County DRA (now FDOT Pond on SR464)
- *Hash, Wilson – Cedar Shores Industrial Park Lot 7 – DR031*
  - Block B Lot 7 constructed on-site DRA
  - Block B Lot 8 runoff is directed to inlet on east side of SE 53<sup>rd</sup> and sent to County DRA (now FDOT Pond on SR464).
- *Larocca, Tom Lot 15 Blk B Cedar Shores Ind. Park – DR157*
  - Has on-site DRA
  - Driveway along CR464 – runoff from site does not go to County DRA (now FDOT Pond on SR464)

**1984**

- *Dowling Fire Equipment – Cedar Shores Industrial Park (nka Mid Fla Dental Lab) – DR146*
  - Block B Lot 12 and portion of Lot 15
  - Private DRA on Lot 15 proposed to be filled in and inlet placed to send water to new DRA on Lot 12
  - Portion of parking and building on Lot 12 to go to County Pond (now FDOT Pond)

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- Lot 12 improvements were not constructed. It appears that the DRA on Lot 15 may have been filled in. Grading for Lot 15 does not match Google Earth elevation profile (contour layer not working to verify) when compared to this plan or the Larocca, Tom Lot 15 plan.
- *Larocca Tom Warehouse (Cedar Shores Ind. Park Block A Lot 10) – DR149*
  - Superseded by Larocca, Tom Lot 10 Blk A Cedar Shores Industrial Park
- *Semler, Steve – Cedar Shores Industrial Park (nka American Pipe & Tank) – DR053*
  - Block B Lot 9
  - Runoff directed to DROW to flow to County Pond (now FDOT Pond)
  - NOTE: Between 01/2021 and 01/2023, approximately 470 SY of asphalt place on east side of lot. This appears to be potentially removed in 2024 Aerial on MCPA however no grass cover is provided. Based on pictures from the business, they have laid rock down in this area and beyond. This rocked area is approximately 1000 SY adding more runoff to the stormwater management system. There also appears to be a shed and additional concrete on the lot which was not approved in the plan and was not permitted.
- *Webster, Robert Lot 9 Blk A Cedar Shores Ind. Park (nka BRP Assets, LLC) – DR079*

### 1985

- *Larocca, Tom Lot 10 Blk A Cedar Shores Industrial Park – DR157*
  - County sent letter to developer 1/9/1984 stating “on January 3, 1984 the Board of County Commissioners agreed to accept the storm water runoff from the above referenced project into the County drainage system subject to receipt of the usual impact fee”.
  - Runoff from site flows to 30’ DROW at back (west) property boundary ultimately ending up in County DRA (now FDOT Pond).

### 1986

- *Harrison & Denson Manufacturing – DR031*
  - Block B Lots 5 & 6
  - Runoff directed to County pond (now FDOT Pond on SR464)
  - During DRC review, the Director of Public Works commented: “Only street runoff was accepted for disposal into Co. W.R.A. on 6 Jan 1981. An impact fee is required and certification that the existing public facilities are sufficient in size and location.”
    - Engineer provided certification 3/24/1986
  - Site plan shows ditch in 20’ DROW.

### 1987

- *May 12 – Marion County BCC accepts the roads and drainage facilities for county maintenance.*

### 1990

- *Cedar Shores Industrial Park – Lot 6, David Shankin – DROW Easement – DR169*
  - Shankin owned Block B Lots 5 & 6
  - BCC approved “to vacate and redeed to County drainage right-of-way subject to Engineering review”.
- *Metal Storage Building built on Block B Lot 10 (no permit on file with CDPlus or MCPA)*

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- *Warehouse built on Block B Lot 4 (MCPA Permit # MA23173)*

### 1994

- *Jerry Murphy Warehouses – S HWY 464 – DR035*
  - Installed on-site DRA for Block B Lots 1-3 in lieu of permitting the entire subdivision watershed.

### 1995

- *Office built on Block B Lot 8 (MCPA Permit # MA53300)*

### 1996

- *Commercial Warehouse built on Block A Lot 2 (CDPlus Legacy Permit # -1514211410)*
- *Commercial Warehouse built on Block A Lot 5 (CDPlus Legacy Permit # -1514313436)*
  - This project removed the grassed swale, installed two (2) new inlets, a new manhole, a new FES, new 24" pipe in the 20' DROW, and new 30" pipe in the 30' DROW. This allowed Lot 5 to pave parking spaces across the 20' DROW.
  - The site plan was approved by W. A. Cobb May 29<sup>th</sup>, 1996 through building permit review. (Site plan has been saved to Stormwater's complaint folder for Cedar Shores Industrial Park.)

### 2000

- *Thomas Building #2 Cedar Shores Industrial Park – DR064*
  - Block A Lot 6
  - Project runoff is directed to FDOT pond on SR464.

### 2001

- *Access Records Storage Phase II (aka Starfish Properties) Drainage & Waiver – DR164*
  - Block A Lots 1 & 2 – One metal building already existing on Lot 2 (1996)
  - Project permits entire watershed leading to FDOT Pond (ERP #43406-3)
    - Cedar Shores Industrial is part of a 20.98 acre sub-basin analyzed with a CN 80
    - NOTE: Analysis shows that the FDOT Pond cannot store entire 100-yr/24-hr (10.5") storm per today's standards. ~190,585 CF Discharged @ 25.1 CFS
  - Project runoff is directed to FDOT pond on SR464, via conveyance system.
- *David Shankin Warehouse Phase II (Cedar Shores Industrial Park, Blk-B Lots 5&6) – DR121*
  - Project runoff is directed to FDOT pond on SR464.
  - August 2001, DRC Reviewer comment stated that the runoff from only the street (SE 53<sup>rd</sup>) was approved by the Board to flow to FDOT pond on SR464 and that documentation needed to be provided showing that the development was approved to flow to the FDOT pond.
  - December 2001, Tracy made mention that the stormwater report was never received. No additional documents beyond this date in file.
  - Improvements shown on Lot 5 were never built.
  - Note: Approximately 300 SY of additional asphalt drive has been added to the lots beyond the surveyed existing improvements shown in this plan as well as a shed.
- *Shankin Shopping Center (Cedar Shores Industrial Park) – DR053*

## CEDAR SHORES INDUSTRIAL PARK

- Block A Lots 11 & 12
- FDOT – no drainage connection permit required: development proposed 59.4% impervious and is allowed up to 65% per FDOT Drainage Report 98-5950004.

### 2004

- *Cedar Shores Industrial Park Lots 1, 2, & 3 – DR169*
  - Removed on-site DRA and connected to conveyance system leading to FDOT pond on SR464.
    - Based on previous analysis for permitting of FDOT Pond with Access Storage.
    - FDOT did not require a drainage connection permit.
    - Site was under the proposed CN 80 used in ERP #43406-3, however, pond discharges at 100-yr/24-hr storm.
  - Shows that grassed swale within DROW has already been piped.

### 2015

- *Groves Warehouses \*\*Expired – Not Built\*\* – Online AR #14998/15688*
  - Block B Lot 12
  - Superseded by Saw14 LLC

### 2016

- *Saw14 LLC (Mike Groves) – Online AR #18427/19104/19333*
  - Minor site plan – not reviewed by Stormwater Staff
  - Block B Lot 12
  - Project runoff is directed to FDOT pond on SR464, via conveyance system.

### 2019

- *Cedar Shores Industrial Park – MSTU – Maintenance Project*
  - MSTU repaves SE 53<sup>rd</sup> Ave
  - ERP Permit Exemption #156629-1